

**UNSAFE STRUCTURES BOARD HEARING MINUTES OF April 17<sup>th</sup>, 2013**

<b>Members Present:</b>	James Cueva, Chairman Benjamin S. Essien Robert Sweeney	Gordon Loader, VC James Starkweather Aymara D. Riley	Kevin Deeb Carlos Naumann Ramon Arronte
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<b>Excused Absent:</b>	Jose Escandell	Emile Amedee
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<b>Staff:</b>	Kathy Charles, Acting Clerk of the Board Latisha Byrd, Board Recording Secretary David Sherman, Asst. County Attorney Chris Angell, Asst. County Attorney
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**Court Reporter:** Jannett Taylor-Brown, Miami-Dade County Court Reporters, Inc.

The regular meeting of the **UNSAFE STRUCTURES BOARD** was called to order at 1:20 P.M. on Wednesday, April 17<sup>th</sup>, 2013, on the 2<sup>nd</sup> Floor, Conference Room I & J, of the Herbert Saffir Permitting & Inspection Center, Department of Regulatory & Economic Resources located at 11805 SW 26<sup>th</sup> Street, Miami, Florida, 33175.

Mr. Gordon Loader requested a motion to approve and accept the minutes of the March 13<sup>th</sup>, 2013 Unsafe Structures Board Meeting. Mr. Starkweather moved to accept the minutes of the board meeting. Mr. Sweeney seconded the motion.

**Motion passed unanimously.**

*(For a verbatim version, please refer to the transcripts)*

*Mr. James Cueva arrived.*

Ms. Kathy Charles then announced the following Unincorporated Miami Dade County cases that were agreements with the Building Official/Inspector:

**Unincorporated Miami Dade County:**

DC20090126514U	13790 SW 139 Court, #13806
DC20090126860U	13480 SW 248 Street
DC20120151643U	1515 SW 67 Avenue
DC20120153899U	6227 SW 135 Avenue, #I-S
DCF2011111326U	6945 NW 53 Terrace, #1
DCF2011111744U	18640 SW 104 Avenue, #1

Ms. Charles announced that the following Unincorporated Miami Dade County and City of North Miami Beach cases were No Contest/No Show for the Building Official recommendation:

**Unincorporated Miami Dade County:**

DCF2011111895U	9001 SW 77 Avenue, #C
DCF2011111896U	9099 SW 77 Avenue, #CH
DCF2011111897U	9143 SW 77 Avenue, #B

**City of North Miami Beach:**

NMB-BV13-157	13810 Highlands Drive
NMB-BV13-158	13780 Highlands Drive
NMB-BV13-159	13755 NE 20 Lane

Ms. Charles announced that the following Unincorporated Miami Dade County and City of North Miami Beach cases was Deferred/Withdrawn by the Building Official:

**Unincorporated Miami Dade County:**

DCF2005104726U	4240 NW 27 Avenue, #1
DCF2011111792U	15700 SW 232 Street, #1
DC20120155404U	11000 NW 121 Way

**City of North Miami Beach:**

NMB-BV11-402

591 NE 172 Street

The cases and photographs were submitted to the Board for review and were called into the record by Ms. Charles.

After the Board reviewed each case file, Mr. Cueva requested a motion to consolidate the withdrawals, agreed and uncontested cases and uphold the decisions of the Building Official. Mr. Starkweather moved to accept the withdrawals, agreed and uncontested cases as called by Ms. Charles. Mr. Escandell seconded the motion.

**Motion passed unanimously.**

*(For a verbatim version, please refer to the transcripts)*

Mr. Cueva then informed those appellants who were able to come to an amicable agreement with the Building Official that the Board had ratified the agreements and they were free to leave.

**Heard Cases**

The Building Officials and Appellants being heard by the Unsafe Structures Board were sworn in at 1:30 P.M. by the court reporter.

Ms. Charles then called forth the first case to be heard from the Unincorporated Miami Dade County, Unsafe Structures Unit.

**Unincorporated Miami Dade County:**

DC200701014217U

525 NW 146 Street

Mr. Monte Lee informed the Board that the above-mentioned case is brought before the Board because the Department's presentation of Property Owner's request for an extension of time to comply with the Board Order dated March 21<sup>st</sup>, 2007. He informed the Board that the Property Owner has failed to meet the time periods set forth in said Order and seeks additional time to complete the necessary work. Mr. Lee further explained to the Board that the Unsafe Structures Board can ratify the extension of time on the agreement with property owner and the Miami-Dade County Building Department to provide additional time to complete the work on a non-compliant case. He further informed the Board that an agreement between Miami-Dade County and Property Owner to provide additional time to resolve a non-complaint case providing sixty (60) days to obtain permit from today and a completion of the repairs shall be done within ninety (90) days after obtaining the permit.

After some discussion, Mr. James Starkweather moved to ratify an agreement between Miami-Dade County and Property Owner to provide additional time to resolve a non-complaint case by obtaining the permit within sixty (60) days from today and a completion of the repairs shall be done within ninety (90) days after obtaining the permit. Mr. Naumann seconded the motion.

**Motion passed unanimously.**

*(For a verbatim version, please refer to the transcripts).*

Ms. Charles then called forth the second case to be heard from the Unincorporated Miami Dade County, Unsafe Structures Unit.

**Unincorporated Miami Dade County:**

DC20110144896U

9401 Bird Road

Mr. Monte Lee informed the Board that the above-mentioned case is brought before the Board because the Department's presentation of Property Owner's request for an extension of time to comply with the Board Order dated May 16<sup>th</sup>, 2012. He informed the Board that the Property Owner has failed to meet the time periods set forth in said Order and seeks additional time to complete the necessary work. Mr. Lee further explained to the Board that the Unsafe Structures Board can ratify the extension of time on the agreement with property owner and the Miami-Dade County Building Department to provide additional time to complete the work on a non-compliant case. He further informed the Board that an agreement between Miami-Dade County and Property Owner to provide additional time to resolve a non-complaint case providing thirty (30) days to obtain permit from today and a completion of the repairs shall be done within one hundred fifty (150) days after obtaining the permit.

After some discussion, Mr. Kevin Deeb moved to ratify an agreement between Miami-Dade County and Property Owner to provide additional time to resolve a non-complaint case by obtaining the permit within thirty (30) days from today and a completion of the repairs shall be done within one hundred fifty (150) days after obtaining the permit. Mr. Naumann seconded the motion.

**Motion passed unanimously.**

*(For a verbatim version, please refer to the transcripts).*

Ms. Charles then called forth the third case to be heard from the Unincorporated Miami Dade County, Unsafe Structures Unit.

**Unincorporated Miami Dade County:**

DCF1996100144U

11501 NW 27 Avenue

Mr. Monte Lee informed the Board that the above-mentioned case is brought before the Board because the Department's presentation of Property Owner's request for an extension of time to comply with the Board Order dated November 12<sup>th</sup>, 2009. He informed the Board that the Property Owner has failed to meet the time periods set forth in said Order and seeks additional time to complete the necessary work. Mr. Lee further explained to the Board that the Unsafe Structures Board can ratify the extension of time on the agreement with property owner and the Miami-Dade County Building Department to provide additional time to complete the work on a non-compliant case. He further informed the Board that an agreement between Miami-Dade County and Property Owner to provide additional time to resolve a non-complaint case providing sixty (60) days to obtain permit from today and a completion of the repairs shall be done within sixty (60) days after obtaining the permit.

After some discussion, Mr. Robert Sweeney moved to ratify an agreement between Miami-Dade County and Property Owner to provide additional time to resolve a non-complaint case by obtaining the permit within sixty (60) days from today and a completion of the repairs shall be done within sixty (60) days after obtaining the permit. Mr. Starkweather seconded the motion.

**Motion passed unanimously.**

*(For a verbatim version, please refer to the transcripts).*

Ms. Charles then called forth the fourth case to be heard from the Unincorporated Miami Dade County, Unsafe Structures Unit.

**Unincorporated Miami Dade County:**

DC2009109207U

14654-14660 Lincoln Blvd.

Mr. Monte Lee informed the Board that the above-mentioned case is brought before the Board because the Department's presentation of Property Owner's request for an extension of time to comply with the Board Order dated March 17<sup>th</sup>, 2010. He informed the Board that the Property Owner has failed to meet the time periods set forth in said Order and seeks additional time to complete the necessary work. Mr. Lee further explained to the Board that the Unsafe Structures Board can ratify the extension of time on the agreement with property owner and the Miami-Dade County Building Department to provide additional time to complete the work on a non-compliant case. He further informed the Board that an agreement between Miami-Dade County and Property Owner to provide additional time to resolve a non-complaint case providing sixty (60) days to obtain permit from today and a completion of the repairs shall be done within ninety (90) days after obtaining the permit.

After some discussion, Mr. Robert Sweeney moved to ratify an agreement between Miami-Dade County and Property Owner to provide additional time to resolve a non-complaint case by obtaining the permit within sixty (60) days from today and a completion of the repairs shall be done within ninety (90) days after obtaining the permit. Mr. Starkweather seconded the motion.

**Motion passed unanimously.**

*(For a verbatim version, please refer to the transcripts).*

Ms. Charles then called forth the fifth case to be heard from the Unincorporated Miami Dade County, Unsafe Structures Unit.

**Unincorporated Miami Dade County:**

DC20011111439U

1901 NW 54 Street

Mr. Monte Lee informed the Board that the above-mentioned case is brought before the Board because the Department's presentation of Property Owner's request for an extension of time to comply with the Board Order dated July 18<sup>th</sup>, 2012. He informed the Board that the Property Owner has failed to meet the time periods set forth in said Order and seeks additional time to complete the necessary work. Mr. Lee further explained to the Board that the Unsafe Structures Board can ratify the extension of time on the agreement with property owner and the Miami-Dade County Building Department to provide additional time to complete the work on a non-compliant case. He further informed the Board that an agreement between Miami-Dade County and Property Owner to provide additional time to resolve a non-complaint case providing sixty (60) days to obtain permit from today and a completion of the repairs shall be done within ninety (90) days after obtaining the permit.

After some discussion, Mr. Robert Sweeney moved to ratify an agreement between Miami-Dade County and Property Owner to provide additional time to resolve a non-complaint case by obtaining the permit within sixty (60) days from today and a completion of the repairs shall be done within ninety (90) days after obtaining the permit. Mr. Starkweather seconded the motion.

**Motion passed unanimously.**

*(For a verbatim version, please refer to the transcripts).*

### Unsafe Structures Board Chairperson and Vice Chairperson Elections

The floor was opened for nominations in the position of Chairperson and Vice-Chairperson of the Unsafe Structures Board.

Mr. Benjamin Essien nominated **Mr. James Cueva** as **Chairperson** of the Unsafe Structures Board for the next year term. Mr. Cueva accepted the nomination. Mr. Starkweather moved to elect Mr. Cueva and Mr. Ramirez seconded the motion.

**Motion passed unanimously.**

*(For a verbatim version, please refer to the transcripts).*

Mr. Benjamin Essien nominated **Mr. Gordon Loader** as **Vice-Chairperson** of the Unsafe Structures Board for the next year term. Mr. Loader accepted the nomination.

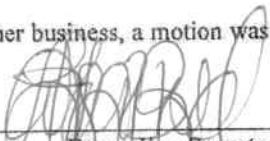
Mr. James Starkweather nominated **Mr. Kevin Deeb** as **Vice-Chairperson** of the Unsafe Structures Board for the next year term. Mr. Deeb accepted the nomination.

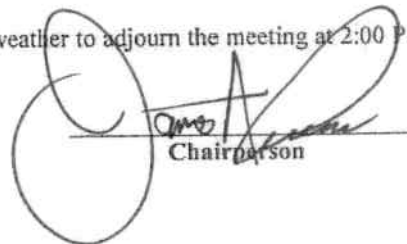
Mr. James Cueva called by a show of hands in the favor of Mr. Loader. *The vote was (2 to 5) in favor of Mr. Deeb.* Mr. Cueva then announced that Mr. Deeb is the Vice-Chairperson of the Unsafe Structures Board by majority rules.

*(For a verbatim version, please refer to the transcripts).*

There being no further business, a motion was made by Mr. James Starkweather to adjourn the meeting at 2:00 P.M. and seconded by Mr. Deeb.

Prepared by:

  
\_\_\_\_\_  
Recording Secretary

  
\_\_\_\_\_  
Chairperson

Date:

5-16-13